

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

July 17, 2013

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Stephen Rolle, Vice Chair
Satya Mitra, Clerk
Robert Ochoa-Schutz
John Vigliotti

Planning Board Members Absent: None

Staff Present: Joel Fontane, Division of Planning & Regulatory Services (DPRS)
Abigail McCabe, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Department of Inspectional Services
Chris Gagne, Department of Public Works & Parks
Michael Traynor, Law Department
Alexandra Haralambous, Law Department

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:37 P.M.

APPROVAL OF THE MINUTES:

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the minutes for April 24, 2013 were approved without any edits. The minutes for May 15, 2013 and June 26, 2013 were held since they were not ready for the Board's review.

REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS, WITHDRAWALS

1. **0 Sarah Drive (aka Bittersweet Boulevard – Arboretum Village Subdivision – Phase IV) – Definitive Subdivision Amendment (PB-2013-010)**

Cynthia Ramos was the American Sign Language (ASL) interpreter for this item.

George Kiritsy stated that his client formally withdraws his application for approval of the Amendment of the Subdivision plan. He stated that Mr. Gallo plans to build the 1:1 riprap slope as was originally approved for Phase IV Arboretum Subdivision.

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to close the public hearing.

Mr. Traynor stated that the Board did not need to vote to accept the withdrawal because the applicant is not moving forward with the application.

List of Exhibits.

- Exhibit A: Definitive Subdivision Amendment Application; received August 8, 2012; prepared by Arboretum Village LLC.
- Exhibit B: Arboretum Bittersweet Boulevard Definitive Site Plan in Worcester, MA Plan; dated July 24, 2012; revised on October 15, 2012 (sheets 1-5 & 7) and December 4, 2012 (sheet 6) and revised on February 11, 2013, prepared by HS&T Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 0 Sarah Drive (MBL 29-11A-00090) Arboretum Phase IV (Bittersweet Boulevard) – Definitive Site Plan – Lots 81-92, 112-116, 18 dated September 19, 2012 (revised on September 27, 2012, October 19, 2012, November 9, 2012, December 7, 2012 January 11, 2013, February 22, 2013, and March 15, 2013, March 29, 2013, June 4, 2013, and June 26, 2013).
- Exhibit D: Letter from Inspectional Services Commissioner, John Kelly to Mr. Gallo dated October 3, 2012.
- Exhibit E: Letter from Arthur Allen of EcoTec, Inc. dated October 11, 2012.
- Exhibit F: Request for Postponement Form dated November 14, 2012, dated February 22, 2013.
- Exhibit G: Fire Department comments from Deputy District Chief Ed Thomas dated January 9, 2013.
- Exhibit H: Letter from Lesley Wilson, HS&T Group, Inc.; Re: Arboretum – Phase 4 Amendment to definitive subdivision plans; dated February 11, 2013.
- Exhibit I: Letter from Brian Dorwart of Brierley Associates; Subject: Arboretum – Bittersweet Boulevard Slope Assessment, Worcester, MA; dated February 6, 2013.
- Exhibit J: Arboretum – A Definitive Subdivision in Worcester, Massachusetts; dated June 30, 2009; received on February 14, 2013; sheets 1-13 approved plans.
- Exhibit K: Arboretum – A Definitive Subdivision in Worcester, Massachusetts; sheets 1 - 13 dated June 30, 2009; revised on February 11, 2013; revised on April 4, 2013; received on April 22, 2013, revised plans dated April 4, 2013 and received by DPRS on June 11, 2013.
- Exhibit L: Memorandum from Department of Public Works; re: Arboretum IV – Revised Definitive Subdivision PB-2013-010; dated May 13, 2013; Revised June 20, 2013, and June 26, 2013.
- Exhibit M: Letter from Lesley Wilson, HS&T Group, Inc.; Re: Arboretum – Phase 4 Amendment to definitive subdivision plans; dated May 1, 2013.

- Exhibit N: Letter from James Bisceglia; re: Subject Site Inspection; dated June 10, 2013.
- Exhibit O: Electronic Mail from James Bisceglia; Subject: RE Bittersweet Blvd Slope Problem; dated July 8, 2013.
- Exhibit P: Department of Environmental Protection letter to Arboretum Village, LLC; dated June 21, 2013.

2. **184 Highland St and 2 Einhorn Rd – Definitive Site Plan Approval (PB-2013-012)**

Ms. McCabe stated that staff received a postponement request to August 7, 2013. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to approve the postponement to August 7, 2013.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received 3/4/2013; prepared by D. E. Realty LLC.
- Exhibit B: Definitive Site Plan; dated February 28, 2013; last revised 6/28/2013; prepared by Land Planning, Inc.
- Exhibit C: Floor Plans; dated 1/4/2013; prepared by R. C. Searles, Associates.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 184 Highland Street (PB-2013-012) – Definitive Site Plan; dated May 31, 2013; revised June 21, 2013.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 184 HIGHLAND STREET; Definitive Site Plan– PB-2013- 012; dated April 18, 2013.
- Exhibit F: Request to postpone the meeting to July 17, 2013 and to August 7, 2013.
- Exhibit G: Stormwater Report for 184 Highland Street and 2 Einhorn Road; dated June 27, 2013, prepared by Land Planning, Inc.

3. **110, 112, 120 Gold Star Blvd & 33 Millbrook St – Amendment to Definitive Site Plan Approval (PB-2013-025)**

Ms. McCabe stated that staff received a postponement request to August 7, 2013. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 5-0 to approve the postponement to August 7, 2013.

List of Exhibits.

- Exhibit A: Amendment to Definitive Site Plan Application; received May 23, 2013; prepared by EJR Real Estate Trust.
- Exhibit B: Amendment to Definitive Site Plan; dated May 23, 2013; prepared by American Survey and Engineering, Inc.

- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 110, 112, 120 Gold Star Boulevard & 33 Millbrook Street – Amendment to Definitive Site Plan Approval (PB-2013-025); dated June 25, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 110, 112, 120 GOLD STAR BOULEVARD; Definitive Site Plan Amendment– PB-2013- 025; dated June 20, 2013.
- Exhibit E: Request to postpone from June 26, 2013 to July 17, 2013.

NEW BUSINESS:

Public Meeting

4. 169, 170, 181, 187 Greenwood St & 1 Lundberg St – Parking Plan Approval (PB-2013-023)

Mr. Truman stated that the Board received a letter from the Quinsigamond Post American Legion requesting that this item be postponed since they would be unable to attend and voice their concerns.

Mr. Traynor stated that since the applicant was not the one that requested the postponement then it did not have to be granted by the Board.

Mr. Fontane stated that he believed the concern of Mr. Bonner, who wrote the letter, will be largely addressed by the revised plans that will be presented to the Board.

Attorney Brian Beaton, Bowditch and Dewey, introduced Steve Catrone from Intransit Container. Atty. Beaton stated that the applicant, Intransit Container, is a rail terminal operator and intermodal service provider. It handles rail freight and has been in its existing location for years. The petition is to allow them to expand westward.

The plans show an access point to the site from Greenwood Street but that will only be used by DPW&P personnel or for emergency use only. The trucks will not be accessing the site from that entry point; in fact, that access point will be gated. There will be internal lighting on the yard with no spillover onto the street.

Atty. Beaton stated that the stormwater management was vetted by the Conservation Commission. The changes on the revised plans are as follows: the wall along Greenwood Street was pulled back from the road and will be approximately 8' high made out of concrete to provide screening. Landscaping will be installed along Greenwood Street. The gate on the Greenwood Street access point will be screened and the site will not be visible. Finally, double stacking will not occur close to Greenwood Street.

Ms. McCabe stated that the applicant submitted revised plans and incorporated all of the recommended changes. She stated that the recommended conditions of approval are as follows: eight (8) copies of the final revised plans should be submitted showing the following:

- That there will be no stacking of containers/trucks along or viewable from Greenwood Street (westerly property line) as indicated at the IRT. The Board should specify the

distance and ask the applicant. The specific location of any stacking and the no stacking areas be annotated on the plans;

- Shrubbery shall be planted between the trees along Greenwood Street;
- Access to Greenwood Street is for emergency access only.

Mr. Beaton stated that no double stacking will occur within 150 feet from the wall on Greenwood Street and that will be notated on the plans.

Councilor George Russell stated that Intransit Container has made a good faith effort to address the neighborhood's concerns, especially with the visibility from Greenwood Street. This area has been undergoing a revitalization to make it more attractive and the proposed plan addressed that concern.

Charlotte Trombley, resident of Quinsigamond Village, wanted to know why there will be containers so close to Greenwood Street. She stated her desire to make the area more attractive.

Mr. Beaton stated that with the 8ft high fence and the 2ft drop in elevation on the other side, the trailers won't be visible from Greenwood Street. There will be no double stacking within 150ft from the wall.

Jane Petrella, 245 Greenwood Street resident, stated that the applicant has built a road in order to stay off of Greenwood Street and has worked with the neighbors. They have demolished old buildings and homes and the company has been very respectful.

Earl Turner, 2 Curran Place resident, stated he was representing his mother who resides at 192 Greenwood Street. He stated his concern with the trees that will be planted and that the roots will push up the sidewalk and/or the wall.

Mr. Rolle asked about the placement of the planting strip. Mr. Beaton stated that the planting strip would be in front of the wall.

Mr. Mitra asked if the conditions are acceptable and Mr. Beaton stated that he was amenable to them. Mr. Fontane stated that there should be one more condition: that the applicant installs a gate that adequately screens the site from Greenwood Street.

Jo Hart, Worcester resident, asked if there had been sound mitigation in place.

Mr. Catrone stated that the containers will be stacked closest to the track, which is further from Greenwood Street.

Mr. Traynor stated that if the Board votes to approve the plan then they are effectively granting the waiver for the interior tree requirements.

Upon a motion by Mr. Rolle and seconded Mr. Ochoa-Schutz, the Board voted 5-0 to approve the petition with the following conditions:

- That eight (8) copies of the final revised plans be submitted to the Division of Planning & Regulatory Services prior to release of the decision showing the following:

- That there will be no stacking of containers/trucks along or viewable from Greenwood Street (westerly property line) for 150 feet from the Greenwood Street property line.
- Shrubbery shall be planted between the trees along Greenwood Street;
- Access to Greenwood Street is for emergency access only;
- Install a gate that adequately screens the site from Greenwood Street.

List of Exhibits.

- Exhibit A: Parking Plan Application; received May 23, 2013; prepared by Greenwood LLC.
- Exhibit B: Parking Plan Approval Proposed Site Plan; dated December 21, 2012, revised on May 23, 2013, and lastly revised on June 26, 2013; prepared by Connorstone Consulting Civil Engineers and Land Surveyors; prepared for Greenwood LLC; received May 23, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 169, 170, 181, 187 Greenwood Street & 1 Lundberg Street - Parking Plan; dated June 25, 2013, revised July 12, 2013, July 16, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 169, 170, 181, 187 Green Wood Street – Parking Plan – OB-2013-023; dated June 21, 2013.
- Exhibit E: Greenwood Street Lot (revised) Lighting Plan; Prepared by REFLEXLIGHTING; dated June 26, 2013.
- Exhibit F: Streetworks Specification Sheet; EGL Sports Floodlights; Cooper Lighting.
- Exhibit G: Stormwater Report & Project Narrative for Proposed Rail Freight Storage Yard; 169-187 Greenwood Street; Prepared by Connorstone Engineering, inc. dated May 9, 2013.
- Exhibit H: Fire Department Project Review Sheet; PB-2013-023.

Public Hearing

5. 604 Burncoat St – Definitive Subdivision Plan (PB-2013-030)

Chuck Scott, CFS Engineering, introduced Dan Jalbert, principal of SJ Realty. Mr. Scott stated that the petition proposes a residential subdivision known as Village at Burncoat heights located at 604 Burncoat Street. The project entails creating a 10 lot subdivision for duplex units for a total of 20 units. Mr. Scott stated that there is an existing single-family home on the property that will be relocated to Lot 1.

Mr. Scott stated that there will be a new roadway 500ft in length, 30ft wide with curbing along both sides, with a cul-de-sac diameter of 80ft. this road will provide frontage for the new lots. Stormwater and Catchbasin system will collect water from the proposed roadway and collect it to a detention basin at the southeast corner, which will be tied to Burncoat Street. Trees are proposed along the road and landscaping will be provided to screen the detention basin.

Mr. Scott requested two waivers: for constructing only one sidewalk along the easterly side of the road and the second for the 2:1 grade along the west side of the road.

Mr. Gagne stated the following:

1. The following is a list of waivers required for the submitted project recommended by DPW&P:
 - a. Section X.F.1 – a sidewalk area, with a width of 10 feet, is required on each side of the proposed roadway.
2. The following is a list of waivers required for the submitted project not recommended by DPW&P:
 - a. Section X.I.1 – the area behind the sidewalk shall be sloped at a maximum of 3:1.
3. Design the proposed sanitary main so that the velocity does not exceed 10 ft/s.
4. Provide City of Worcester standard details for structures, roadway cross-section.
5. Provide a detail, and stabilization methods for the proposed 2:1 slope behind the roadway.
6. Provide soil information for TP-201.
7. Display all proposed drainage structures, and
8. Revise the drainage calculations to reflect identical criteria (woods) for areas that are not proposed to be developed.

Ms. McCabe stated that staff recommends the following conditions of approval:

1. Compliance with the items listed in the memorandum from the Department of Public Works dated July 12, 2013 (exhibit E).
2. Provide additional landscaping surrounding the detention basin to provide screening. At least one row of arborvitae planted every 3' along Burncoat Street. Provide a landscaping table showing the number, species type, and size of the proposed landscaping.
3. Prior to and continuing during all construction activities, appropriate soil erosion and sedimentation control measures including hay bales and silt fences, shall be installed and maintained subject to the oversight and direction of the Commissioner of Inspectional Services.
4. A storm water pollution prevention plan shall be provided to DPRS and DPW&P prior to the start of construction.
5. Compliance with the operations and maintenance plan submitted by the applicant as shown on the plan dated June 13, 2013.
6. Submission of six (6) copies of the final revised plans, including all sheets, with the revised mylar set for recording addressing all of the below annotations, concerns, and addressing comments in DPW&P's July 12, 2013 memo be submitted to DPRS.

Bob Hester, 589 Burncoat Street resident, stated he was concerned that his driveway is directly across from the entrance to the subdivision.

Mr. Scott stated that he will revise the grades to comply with the 3:1 slope and was amenable to the rest of the conditions.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to close the public hearing.

Upon motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to approve it with the conditions as noted in the DPRS memo and the DPW memo and to grant the waiver to construct sidewalk on one side of the road.

List of Exhibits.

- Exhibit A: Definitive Subdivision Application; received June 14, 2013; prepared by SJ Realty, LLC.
- Exhibit B: Definitive Plan; dated June 13, 2013; prepared by CFS Engineering; sheets C1 – C6 & E1.
- Exhibit C: Drainage Calculations for Village at Burncoat Heights; prepared for SJ Realty, LLC, Prepared by CFS Engineering; dated June 13, 2013.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: (Village at Burncoat Heights) Definitive Subdivision – 604 Burncoat St (MBL: 32-055-00002); dated July 12, 2013.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 604 Burncoat Street Definitive Subdivision – PB-2013-030; dated July 12, 2013.

Public Meeting

6. 7 Millbury St (aka 692 Millbury Street) – Definitive Site Plan Approval (PB-2013-027)

Dan Delaney, representing Tim Dennison and Dennison Lubricants, stated that the proposal is to construct a 20,000 SF addition for warehouse use onto the easterly side of an existing 43,850 SF building with associated site and parking improvements on a property located at 692 Millbury Street (aka 7 Millbury Street). The property is served by the Worcester railroad; they receive and ship out commodities. They propose to repave the area, add a truck scale, add a tank farm and a fuel point. All of the utilities to serve the addition will come from the existing building. The storm drainage was reviewed by the Conservation Commission and an Order of Conditions was issued. They plan to add landscaping along the northerly line of the property.

Mr. Gagne stated that DPW had two comments: to provide City of Worcester Standard Details and provide erosion protection for the rain garden spillway.

Ms. McCabe stated that staff received revised plans that incorporated the comments in the DPRS memo but she still recommends that the project be approved with the conditions and staff can later ensure that everything was included.

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 5-0 to approve the project with the DPW comments and the DPRS comments in the memo as conditions of approval.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received June 6, 2013; prepared by Oilzum, LLC.
- Exhibit B: Proposed Facility Expansion, Dennison Lubricants, Inc. Plan; prepared by Fuss & O'Neill; dated May 24, 2013 and received June 6, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 7 Millbury Street (aka 692 Millbury Street); dated July 12, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 692 Millbury Street – Definitive Site Plan, PB-2013-027; dated July 12, 2013.

7. **140 Goddard Memorial Dr – Definitive Site Plan Approval (PB-2013-028)**

Mike Andrade, project engineer from Graves Engineering, stated that the site was a 5.3 acres parcel of wooded, undeveloped land. The proposed use is 500 space non-accessory non-residential parking lot for Worcester State University students. The university has had to seek alternatives since their lease with the airport ends at the end of October 2013. Worcester State will continue to shuttle the students back and forth as they do now. The site will have two access points; one of which will be aligned with an existing intersection.

Mr. Andrade stated that this is a steep site and a stormwater system with catch basins and manholes and two infiltration systems at the back of the site to collect runoff. There will be site lighting throughout the site and there will be more landscaping installed than what was on the original plans; they plan to revise the plans to show that.

Mr. Gagne stated that the applicant should provide City of Worcester standard details. He also stated that most of the traffic related comments from Ali Khorasani from DPW are offsite and will be taken care of by DPW.

Ms. McCabe stated that staff recommends the following conditions of approval: that eight (8) copies¹ of final revised plans are submitted to the Division of Planning & Regulatory Services prior to the release of the decision addressing the following items:

- Per DPW&P comments (See Exhibits F, H, & I)
 - Provide City of Worcester Standard Details (catchbasin).
- Plant a minimum of 20 additional interior trees within the provided landscaping island;²
- Plant 18 additional trees along Goddard Memorial Drive – 5 trees along the southerly portion (between the entrances/exits) and 13 trees along the northerly portion;
- Provide a greater variety of tree species on site;
- Proposed trees shall be a minimum of 3” caliper and planted 20-25’ on center; and³
- Provide densely planted evergreen or deciduous shrubs between trees;⁴ and
- Revise the landscaping table to update the quantity and species proposed.

¹ Total of eight to be distributed to staff and between Planning Board and Conservation Commission files

² “At least one (1) tree shall be planted within the parking lot (interior for every two (10) proposed and existing spaces. Such interior trees shall be in addition to trees required along the edges of the lot. Interior trees shall be planted in planting beds no smaller than five feet by five feet (5’ x 5’)” (Article IV, Section 7, Table 4.4, Note 6).

³ “Trees shall be planted every twenty (20) to twenty-five (25) feet on center. Trees to be planted shall have trunks at least (3) to three and one-half (3 ½) inches in diameter when measured six (6) inches above the ground” (Article V, Section 5, C).

⁴ A combination of plant materials, trees and shrubs shall be included in landscape screening areas” (Article V, Section 5, C, 1, b)

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to approve the project with the conditions proposed by staff in the DPRS memo and adding that the interior walkways be connected to Goddard Memorial Drive.

List of Exhibits.

- Exhibit A: Definitive Site Application; received June 11, 2013; prepared by Bogdan Mlynarski; received June 11, 2013
- Exhibit B: Definitive Site Plan, Parking Lot, 140 Goddard Memorial Drive; dated June 10, 2013; prepared by Graves Engineering, Inc.; dated June 10, 2013 and received June 11, 2013
- Exhibit C: Stormwater Report for Parking Lot, 140 Goddard Memorial Drive; prepared by Graves Engineering, Inc.; dated June 10, 2013 and received June 11, 2013
- Exhibit D: Traffic Impacts of Proposed Commuter Parking Lot; prepared by Conley Associates; dated June 10, 2013 and received June 11, 2013
- Exhibit E: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 140 Goddard Memorial Drive; dated July 12, 2013.
- Exhibit F: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 140 Goddard Memorial Drive – Definitive Site Plan, PB-2013-028; dated July 12, 2013.
- Exhibit G: Revised Traffic Signal Plan; re: Parking Lot, 140 Goddard Memorial Drive; dated June 10, 2013, revised July 1, 2013.
- Exhibit H: Email from Ali R. Khorasani, Assistant Director of Engineering, DPW&P to Abigail McCabe, Chief Planner, DPRS; re: Traffic Signal Plan for 140 Goddard Memorial Drive; dated July 16, 2013.
- Exhibit I: Email from James L. Petruzzi, Senior traffic Engineer, DPW&P to Ali Khorasani, Assistant Director of Engineering, DPW&P; re: Goddard Memorial Drive Improvements; dated July 16, 2013.

8. 363 Plantation St (aka 361 Belmont Street) – Amendment to Definitive Site Plan Approval (PB-2013-029)

Attorney Todd Rodman, representing Sedler Corporation, introduced the Principal of Sedler Corp. Charles Birbarra, General Manager of the Beechwood Hotel Mark Waxler, Architect Emily Grandstaff-Wise, and Engineer Sandy Brock. Mr. Rodman stated that they applied for a Definitive Site Plan Amendment to renovate the existing 2.5 story (~20,000 SF) farmhouse to create 24 extended stay guest rooms for the Beechwood Hotel. The project also involves the construction of an enclosed glass walkway to connect the hotel to the farmhouse with associated grading changes to provide a compliant handicap walkway. The renovated farmhouse will have a common room on the first floor with a coffee bar. There are no proposed changes to the parking or to the exterior lighting.

Mr. Rodman stated that the farmhouse will undergo the following renovations: repointing brick work, replacing the old windows with modern windows with the same profile, replacing

mismatched roof tile, fix the cupola. Ms. Brock stated that the sidewalks that connect the two buildings now will be reconfigured. Some grading will need to take place and a retaining wall will be installed. Vegetation will be used to accommodate the additional runoff from the additional impervious surface. The existing trees will remain.

Mr. Gagne stated that the memo they issued stated that the applicant needed to provide City of Worcester Standard Details but he has spoken with the engineer for the project and they have complied.

Ms. McCabe stated that staff recommends approval with the following conditions:

- That six (6) copies of the final revised plans be submitted to the Division of Planning & Regulatory Services (DPRS) prior to the release of the decision with the following conditions and annotations:
 - Details be submitted to DPRS and DPW&P that meet the City of Worcester Department of Public Works and Parks Standard Specifications and Details (See Exhibit E);
 - Update the cover/tile page as listed below (label property owner and titled Definitive Site Plan Amendment);
 - For legibility purposes, revise the existing and proposed site layout plan as noted below (on a separate sheet from the utility and grading plan);
 - That there are no other changes but those outlined in the application and Addendum to the Definitive Site Plan Amendment submitted on June 13, 2013;
 - Provide rendering for the proposed walkway and farmhouse labeling exterior building materials;
- That the project be constructed in substantial accordance with the final approved plans.

Mr. Rodman stated that the conditions are amenable to his clients.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the board voted 5-0 to approve the project with the conditions recommended by staff.

List of Exhibits.

- Exhibit A: Definitive Site Plan Amendment Application; received Jun 13, 2013; prepared by Sedler Corporation.
- Exhibit B: Beechwood Hotel Renovations – Zoning Variance & Special Permit Plan; dated June 23, 2008, revised July 2, 2008; prepared by BSC Group.
- Exhibit C: Beechwood Hotel Renovations – Definitive Site Plan & Special Permit; 363 Plantation Street, Worcester, MA; prepared by Nitsch Engineering; Amended June 13, 2013.
- Exhibit D: Stormwater Memorandum for Beechwood Hotel 363 Plantation Street, Worcester, MA; prepared by NITSCH Engineering, Inc.; dated June 12, 2013.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 363 Plantation St (aka 361 Belmont St) (MBL 57-04A-00004) Amendment to Definitive Site Plan; dated July 15, 2013.

Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 363 Plantation Street Definitive Site Plan Amendment – PB-2013-029; dated July 12, 2013.

OTHER BUSINESS:

9. **Elmwood Street – Convert to Public (ST-2013-014)**

Mr. Gagne stated that DPW&P recommends Priority #1 for this private street conversion. Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 5-0 to recommend Priority 1 back to City Council.

10. **Albemarle Street - Convert to Public (ST-2013-015)**

Mr. Gagne stated that DPW&P recommends Priority #2 for this private street conversion. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to recommend Priority 2 back to City Council.

11. **Fatima Lane – Developer’s Street to Be Made Public (ST-2013-016)**

Mr. Gagne stated that DPW&P recommends Priority #1 for this street adoption. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to recommend Priority 1 back to City Council.

12. **Fenimore Road (Otsego Road – Northerly) – Public Sewer (ST-2013-017)**

Mr. Gagne stated that DPW&P recommends Priority #1 for this public sewer petition. Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 5-0 to recommend Priority 1 back to City Council.

13. **Mayfield Street – Convert to Public (ST-2013-019)**

Mr. Gagne stated that DPW&P recommends Priority #1 for this private street conversion. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to recommend Priority 1 back to City Council.

14. **Malden Woods Subdivision (Whippoorwill Drive) – Lot 16 – Request for Release**

Ms. McCabe requested that this item should be continued to the next meeting because staff needed more time to provide a recommendation to the Board regarding this request.

15. **Approval Not Required (ANR) Plans:**

There were no ANR plans before the Board.

16. **Signing of Decisions from prior meetings**

The decisions for 501 & 509 Salisbury Street, 102 Randolph Road, 3 Wigwam Hill Drive, 150 Goddard Memorial Drive, and 100 Research Drive were signed.

17. **Registry of Deeds - ANR Board Member Signatures** – The Board signed the registry of Deeds form.

ADJOURNMENT:

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to adjourn the meeting at 7:22 p.m.